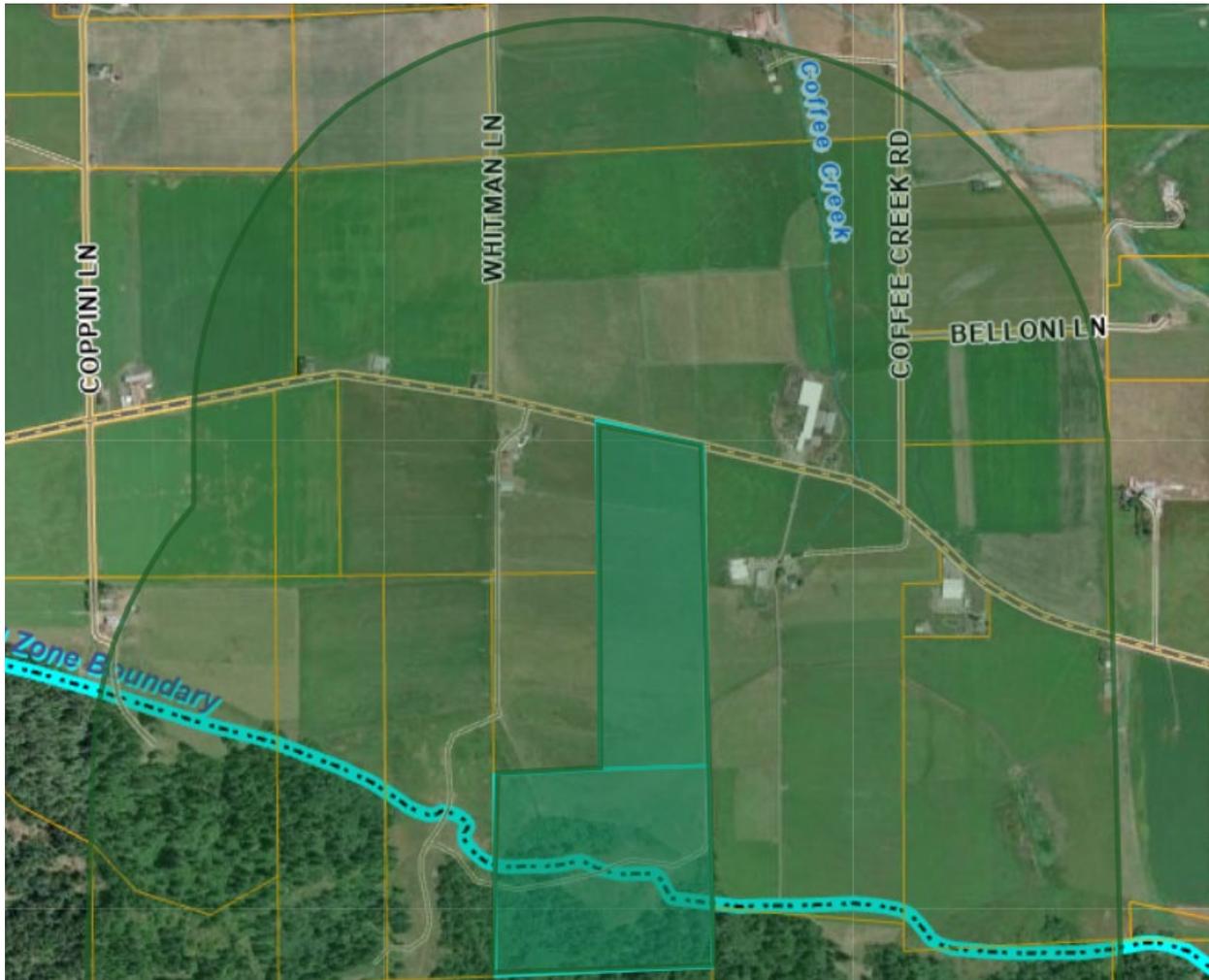


PLN-2025-19382 Rural Parcel Size Analysis



The Rural Parcel Size Analysis sampled 24 usable parcels in the Eel River Area Plan within a half mile radius of the proposed Lot Line Adjustment parcels. This radius was used as it provided an adequate representation of typical parcel sizes in the surrounding area. Regarding the 50% development threshold, 15 of the 24 parcels are developed, representing 62.5% of the sample. Average parcel size is 48.84 acres, therefore Parcel A (53.48 acres) will be larger than the average size of the surrounding parcels. While Parcel B will be smaller than the average size of surrounding parcels, it is currently approximately 0.22 acres in size, and the increase to 19.84 acres would bring the parcel closer to the average of surrounding parcels while maintaining conformance of parcel A with this standard.

| Assessor's Parcel Number | Zoning | General Plan | Percent Improved | GIS Acres |
|--------------------------|---------------|--------------|------------------|-----------|
| 106-061-072-000 | AE-60/F,R,T | AE | 0% | 20.68 |
| 106-081-011-000 | AE-60/F,R,T;U | AE;AG | 28% | 42.44 |
| 106-061-069-000 | AE-60/F,R,T | AE;AG | 32% | 86.31 |
| 106-061-070-000 | AE-60/F,R,T | AE | 40% | 45.37 |
| 106-081-012-000 | AE-60/F,R,T;U | AE;AG | 0% | 42.8 |
| 106-061-051-000 | AE-60/F,R,T | AE | 73% | 5.27 |
| 106-061-002-000 | AE-60/F,R,T | AE | 0% | 12.35 |
| 106-061-067-000 | AE-60/F,R,T | AE | 32% | 119.29 |
| 106-061-053-000 | AE-60/F,R,T | AE | 0% | 28.98 |
| 106-061-052-000 | AE-60/F,R,T;U | AE;AG | 37% | 91.16 |
| 100-222-001-000 | AE-60/F | AE | 0% | 29.85 |
| 106-061-001-000 | AE-60/F,R,T | AE | 46% | 41.14 |
| 106-061-007-000 | AE-60/F,R,T | AE | 0% | 21.15 |
| 101-061-001-000 | AE;AE-40;TPZ | T;TC | 36% | 97.12 |
| 106-061-043-000 | AE-60/F,R,T | AE | 0% | 1.53 |
| 100-221-001-000 | AE-60/F | AE | 35% | 45.81 |
| 106-061-006-000 | AE-60/F,R,T | AE | 43% | 39.04 |
| 106-061-013-000 | AE-60/F,R,T | AE | 46% | 61.98 |
| 106-051-003-000 | AE-60/F,R,T | AE | 0% | 28.82 |
| 101-061-003-000 | AE-60/F,R;U | AE;RA5-20,T | 77% | 45.76 |
| 100-211-003-000 | AE-60/F | AE | 26% | 30.63 |
| 106-051-005-000 | AE-60/F,R,T | AE | 26% | 119.65 |
| 106-051-006-000 | AE-60/F,R,T | AE | 0% | 40.37 |
| 106-081-003-000 | AE-60/F,R,T;U | AE;AG | 41% | 74.6 |

| | | | |
|--------------|---------------|--|-------|
| Total | 1,172.1 acres | Percent Improved (15/24) x 100 = | 62.5% |
| Mean | 48.84 acres | | |